

## MEMORANDUM

**To:** City of Seguin Mayor and Council Members

**From:** Pamela Centeno, Director of Planning & Codes

**Through:** Rick Cortes, Assistant City Manager

**Subject:** ZC 20-19 (Harry Miller Pass & SH 123 Bypass South)  
Request for a zoning change to Planned Unit Development

**Date:** November 22, 2019

A zoning change request has been submitted for the 6.817-acre lot located near the corner of South SH 123 Bypass and Harry Miller Pass. The property is currently zoned Multi-Family (MF-3) and Single-Family Residential (R-1). The lot is currently in agricultural use. It is located between the SH 123 commercial corridor and a residential neighborhood to the south. Across the street on Harry Miller Pass is the Oak Hollow apartment complex. The applicant is requesting a zoning change to Planned Unit Development (PUD) for a mixed-use development in conjunction with a General Land Use Plan that has been approved by the Planning & Zoning Commission. The General Land Use Plan specifies that additional land uses that would be allowed on the six acres would include retail, office, convenience store/gas station, car wash, and/or storage facilities.

Since the lot is adjacent to a residential neighborhood on the south, the General Land Use Plan requires a 7' solid concrete privacy fence to be constructed along the south property line that directly borders the Meadows at Nolte Farms Subdivision. In addition, a 20' landscape buffer is required to be installed between the privacy fence and the mixed-use development. The Planning & Zoning Commission approved the General Land Use Plan with the condition that a convenience store/gas station could only be constructed near the SH 123/Harry Miller Pass intersection and could not be constructed adjacent to the residential subdivision.

While the Planning & Zoning Commission is the authority on the approval of a General Land Use Plan, the Plan itself is not effective unless City Council approves a zoning change to Planned Unit Development. Following a public hearing, the Commission voted to recommend approval of the zoning change request to Planned Unit Development. Attached please find copies of the Staff Report, map exhibit showing the affected area, a copy of the approved General Land Use Plan, the Final Report of the Commission, and the Ordinance for the zoning change.